

M E E T I N G M I N U T E S

Meeting: Knight Charrette / Evergreen Development Policy Meeting #2

Date: September 25, 2003

The second meeting of the Evergreen Visioning Project Task Force was held on September 25, 2003 at the Eastridge Mall Community Room at 7:00 PM.

Task Force Attendees Present: Alan Covington, Bill Kozlovsky, Chris Corpus, Cindi Schisler, Daniel Gould, Gordon Lund, Ike White, Khanh Nguyen, Mark Milioto, Mike Alvarado, Rick Caton, Scott Nickle, Sylvia Alvarez, Tom Andrade, Vince Songcayawon

Members of the Public Present: Jim Zito, Arthur Wang, Homing Yip, Yucheng Huang

Other: Councilmember Dave Cortese, Don Rocha, PBCE Deputy Director Laurel Prevetti, Bonnie Moss, Rabia Chaudhry

I. WELCOME AND INTRODUCTION

Councilmember Cortese welcomed the group and briefly recounted how the committee came into being. He explained that each person on the committee was a neighborhood leader, a local stakeholder or a member of the public who participated in the Evergreen-Eastridge Knight Charrette and then expressed interest in remaining with the planning process. He further explained that the District 8 Office had mapped-out the area where each committee member represents and for the most part he was satisfied that the district was well represented. The areas that lacked a representative on the committee were those with no formal neighborhood associations.

Cortese went on to say that there are 600 to 800 acres of property in Evergreen that are restricted from development due to the critical traffic situation plaguing our district. A consortium of developers has approached him about changing the restrictive zoning and the Councilmember would like to use this as an opportunity to plan out the holistic development of the remaining parcels in Evergreen. In exchange for allowing the developers to develop their properties, they would be required to pay into a fund for use towards public improvement projects. Councilmember Cortese then introduced Bonnie Moss of The Tramutola Company. Tramutola has been hired to assist the Task Force with neighborhood and communication outreach strategies. They are being privately paid.

II. GUIDING PRINCIPLES FOR VISIONING EFFORT

Councilmember Cortese asked the group to review the Draft Guiding Principles for Land Use and Transportation Planning in Evergreen. He explained that a guiding principle is a short statement that describes an interest one is trying either to further or protect.

Committee Member Cindi Schisler asked what “stepping up” means. PBCE Deputy Director Laurel Prevetti explained that it is transitioning the height and density of development to maintain the streetscape in infill development.

Committee Member Bill Kozlovsky asked for an example of “intense” uses. Prevetti responded that increasing the number of units per acre on a townhome complex might be a more intense land use. *Committee Member Alan Covington* questioned use of the word “intense” as people might perceive “intense” development to equal intense traffic. Prevetti said she would review use of this word.

Committee Member Rick Caton requested that future development not allow homes to be built so huge. Councilmember Cortese responded that an appropriate guiding principle could be those houses are built proportionate to lot size.

Committee Member Bill Kozlovsky asked why “more intense” development is needed. Councilmember Cortese responded that at minimum it increases the housing stock, thereby increasing the number of affordable homes in the area. *Committee Member Rick Caton* offered that perhaps “more intense” development should occur close to light rail and “less intense” development away from light rail. *Member of the public Arthur Wang* suggested that more intense development occur within walking distance of light rail.

Committee Member Bill Kozlovsky asked how the Evergreen Visioning Project would affect the original Evergreen Specific Plan. Councilmember Cortese responded that the ESP is intact and cannot be touched. He then asked the group to further review the guiding principles and email comments to him before the next Evergreen Visioning Project meeting.

III. PARSONS’ HIGHWAY 101 REPORT

Parsons Technology delivered a thorough presentation on the engineering analysis, plans and proposed budget for relieving congestion at some key intersections in and around Evergreen:

- ?? Story Road / Highway 101
- ?? Tully Road / Highway 101
- ?? Capitol Expressway / Yerba Buena Road / Highway 101

The presentation generated further discussion on transportation and development in Evergreen as well as questions for the engineers from Parsons. *Committee Member Bill Kozlovsky* requested that the last bullet of the first guiding principle read, “Addresses transportation infrastructure needs prior to/simultaneous with development”. The change was noted.

Member of the public Yucheng Huang asked if something could be done about the intersection of Capitol Expressway and Aborn Road. There is an unmanageable traffic build-up when turning left onto Capitol from Aborn Road. Councilmember Cortese responded that included in Parsons’ design is the recommendation that a third turn lane be added from Aborn to Capitol.

Member of the public Arthur Wang commented that the 1.1 million dollars assigned for the construction of the slip ramp would relieve much of the current traffic situation at Capitol Expressway/101/Yerba Buena Road and if there was a prioritization of what projects to do first, that this would be a good candidate. The group generally agreed.

Member of the public Jim Zito asked if the metering lights must remain. Parsons answered yes, because they overall regulate traffic entering Highway 101.

Member of the public Arthur Wang commented that in the proposed budget, 10 million dollars has been allocated for adding a lane to Highway 101, and that this number seemed high. Parsons responded that the addition of a lane is very involved.

Committee Member Mike Alvarado asked that a measure of flexibility be attached to any of these transportation plans as well as the outcomes of the Evergreen Visioning Project. Councilmember Cortese agreed and commented that a rule should be added that any future broad based development in Evergreen cannot occur without a planning process similar to the Evergreen Visioning Project.

Committee Member Tom Andrade asked the engineers from Parsons if the amount of congestion at these intersections was expected and that he hoped that with the build-out of future developments that the congestion is not allowed to exceed Level D. Councilmember Cortese commented that this could be a guiding principle. He asked the group if another appropriate guiding principle might be that no more development could occur in Evergreen until the Capitol Expressway/Highway 101/Yerba Buena Road engineering issue has been addressed. The group responded with a resounding "yes."

Committee Member Tom Andrade asked if the addition of light rail along Capitol Expressway would result in the loss of one car lane. Parsons responded that studies to determine that answer are currently underway.

Committee Member Alan Covington asked if could be quantified how much traffic will improve once construction occurs. Councilmember Cortese responded that city staff will bring pictorial representations of what these intersections look like now and what they will look like in the future. *Member of the public Jim Zito* added that simulations are key in determining how new development would fit in the district and the resulting transportation remedies. Councilmember Cortese agreed and asked the group to work for now on how District 8 would like if it were its own city.

IV. GROUND RULES FOR TASK FORCE PROCESS

Councilmember Cortese presented the *Ground Rules for Task Force Process* and acknowledged that they are common sense and that he has faith in the group to be respectful of one another's views and comments. Still he felt it important that they be codified.

V. NEXT STEPS

Councilmember Cortese asked the group to review the Guiding Principles and provide feedback prior to the next meeting. The meeting adjourned at 9:05PM.